

Scituate
Public Facilities Master Plan
Final Report to the Board of Selectmen
Assessment and Recommendations
November 18, 2014

by
Scituate Public Facilities Master Planning Committee

AGENDA

- Objectives and Scope
- Executive Summary/Key Themes
- Summary of Recommendations
- Options Analysis
- Project Costs
- Capital Planning

Objectives and Scope

- The SPFMC was created by the Board of Selectmen in 2012 to:
 - Assess the condition of major facilities
 - Understand suitability of buildings given functional needs
 - Develop a cohesive property use strategy
- Based on perceived criticality, assessment focused on the following properties
 - Council on Aging/Senior Center
 - Fire Station No.3
 - Gates Middle School
 - Library
 - Police Station
 - Town Hall

Executive Summary

- Historical lack of investment in town buildings means that almost all facilities need significant repairs and are functionally obsolete
- There is no viable option to “Do Nothing”. All buildings currently need significant investments to meet current building codes addressing energy efficiency, life safety, and handicap accessibility
- The cost to renovate these buildings will not begin to address unmet programming needs.
- *Emerging themes*
 - *Combine efforts across the municipal departments to leverage solutions that address needs of multiple constituencies*
 - *Co-locating multiple functions will limit the overall number of properties that the town will need to manage and maintain*

Recommendations

1. Renovate/Expand Library, as approved
2. Build a new Middle School adjacent to the High School, as proposed
3. Build a new Public Safety Complex at corner of Route 3A and Mann Lot Road, as proposed
4. Renovate Gates School as the Town Center Complex for the Council on Aging, Town Hall, School Administration, and Recreation Center
5. Once major projects are complete, sell or repurpose the following properties: Council on Aging, Town Hall, Police Station, Fire Station No. 3 and Minot Fire Station
6. Develop and implement a rolling 5 year capital projects plan for every building.
7. Complete a detailed operations and maintenance plan for every building

Library Options

Renovate Only

- Replace HVAC, windows, roof, entrance, repoint brick, outdated electrical, cabling, and plumbing
 - Correct Accessibility issues
 - Inadequate parking will also need to be addressed
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- **Total Cost: \$4.0M**

Renovation and Expansion

- **Replace HVAC, windows, roof, entrance**
 - **Correct Accessibility issues**
 - **Increase usable space by 40%**
 - **Provide meeting rooms for study groups and community meetings**
 - **Expanded technology platform**
 - **New childrens' center on lower level**
 - **Increase parking capacity**
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- **Total cost: \$12.0M**
 - **Taxpayer cost: \$7.0M (before private donations)**

Middle School Options

Renovate Gates School

- Replacement of all building systems, roof, entry, windows
- Will require resolving handicap accessibility issues (16 level changes) within building
- Construction length 2 – 3 years
- Temporary classrooms will be required – trailers behind the High School
- Will not address any of the MSBA educational program requirements
- MSBA will not subsidize any portion of the renovation costs
- 6th Grade will remain at elementary schools
- **Renovation Costs: \$45.0M**

New Middle School

- **Co-locate with the High School**
- **Allows school system to implement modern educational vision for middle school program**
- **Brings the 6th grade back to the middle school**
- **Plan is adaptable and flexible in the event the school population grows**
- **High School and Town benefit from new, larger auditorium, and renovated wing for performing arts space and classrooms**
- **Need to identify new homes for the Recreation Department and School Administration**
- **Total Cost: \$75.0M**
- **Cost to Taxpayers: \$54.1M**

Public Safety Options

Renovate Police Station and Fire Station No. 3

- Police Station - **\$6.0M**
 - Replace Leaky Roof, pipe insulation, electrical and cabling, single pane windows, security system, repoint exterior, replace entrances, HVAC
 - Will address accessibility issues
 - Will not address lack of interview space, non compliant holding cells, antiquated evidence handling
- Fire Station No. 3 - **\$2.5M**
 - Replace roof, pipe insulation, electrical and cabling, single pane windows.
 - Replace/reinstate floor drainage in the truck bay
 - Install security system
 - New HVAC distribution system
 - Meet accessibility codes
- Total Renovation Costs - **\$8.5M (est.)**

New Public Safety Complex

- **27,000 square foot complex at corner of Route 3A and Mann Lot Road**
 - Scituate Police Station
 - Fire Station #3
 - Emergency Operations Center
 - Joint Police/Fire Dispatch
 - Fire Dept. Administrative Offices
- **Primary benefits**
 - Reduces police, fire, and EMT response time to Minot and West End by two minutes
 - Will meet standards for detention facilities, evidence handling, and interview rooms
 - Includes an Emergency Operations Center
 - Creates central dispatch for police and fire
 - New training room is also community meeting space
 - Provides facilities that support today's needs for skills and equipment
 - Provides room at Fire HQ for Medical Triage Room
- **Total Cost - \$16.2M**

Town Center Complex Options

Renovate Town Hall + New Senior Center

- Renovate Town Hall - **\$4.5M (est.)**
 - Replace roof, windows, HVAC, electrical and cabling, pipe insulation, concrete entrances, flooring, lighting, ceilings
 - Address accessibility issues
 - *Does not solve for Board of Health, Veterans Affairs, Technology, School Administration, Recreation Department*
- Renovate Police Station as Town Hall Annex - **\$6.0M (est.)**
 - School Administration
 - Recreation Department
 - *Provides space for Board of Health, Veterans Affairs, and Technology*
- Build a Senior Center - **\$7.6M (est.)**
 - Assume 20,000sf stand alone building
 - Estimated cost at \$380/sf
 - Programs to be met per specifications from Council on Aging
- **Total Estimated Cost - \$18.1 M**

Town Center Complex At Gates School

- **Gates School to be renovated as new home for**
 - Council on Aging
 - Town Hall (all current functions plus Water Business Office)
 - School Administration
 - Recreation Department
- **Primary benefits**
 - Has the space to provide Council on Aging and Town Hall each with a full program
 - Maximizes the use of meeting and recreation facilities
 - Brings back concept of “Town Center” at the common
- **Key issues**
 - Ensure that Council on Aging program requirements are met
 - Address parking needs, especially for seniors
 - Address traffic patterns to ensure easy access for all users
- **Total Estimated Cost - \$23.0 – \$25.0 M**

Maintaining our Properties must be a Priority

Determine long term needs for all town buildings by developing a 5 year capital plan for each building (including but not limited to):

- Elementary schools (Jenkins, Cushing, Hatherly, Wampatuck)
- High School
- 44 Jericho Road/ Harbor Community Building
- Fire HQ at First Parish Road
- Humarock Fire Station (Station #4)
- DPW Buildings (garage, salt shed, offices)
- Sewage Treatment Plant (central facility, pumping stations)
- Water Department (distribution plant, administrative offices, well stations, water tanks)

What will these projects cost?

	Total Project cost to be approved by voters	Taxpayer share (net of state reimbursements) ¹	Taxpayer impact on \$480,000 home – 1 st year ³
Library	\$12.0 M	\$7.0M	\$46
Middle School	\$75.0M	\$54.1M	\$541
Public Safety Complex	\$16.2M	\$16.2M	\$149
Town Center Complex at Gates School ²	\$23.0M – \$25.0M	\$23.0M – \$25.0M	\$229
Total	\$128.2M	\$102.3M	\$965

¹Taxpayer Cost is Total Project Cost less estimated State Reimbursements. It does not include the impact of sale of surplus properties, possible CPC and other grant reimbursements, or private fundraising for the library.

² Town Center at Gates School includes Council on Aging, Town Hall, School Administration, and Recreation Department

³ Taxpayer impact estimates based on prorated costs of 25 year bond funding at 4.25% interest rate

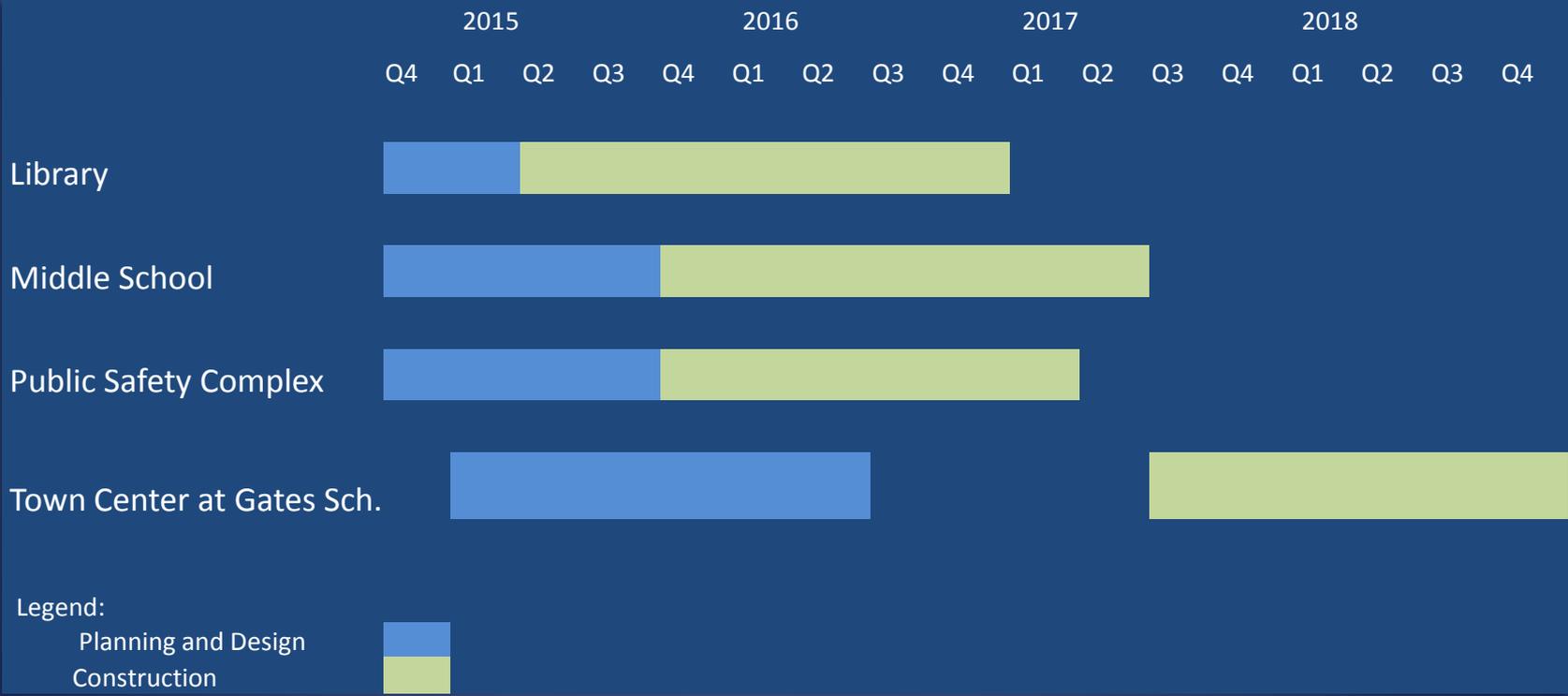
Potential Offsets for Project Costs

- State Grants
 - MSBA Grant (for the Middle School) \$20.9 million
 - MBLC Grant (for the library) \$5.0 million
- Other Sources of revenue (identified by the Revenue Working Group)
 - Solar array revenues¹ \$100,00 per year
 - Wind turbine revenues¹ \$100,000 per year
 - Meals tax revenue¹ \$100,00 per year
 - CPC \$800k/5 years for Gates²
 - ESCO est. \$2.5 million for Gates
 - Sale of surplus property tbd

¹Revenues from these sources will need to be appropriated each year at town meeting.

²CPC funds requested for renovation of historic building

Proposed Projects Timeline



APPENDIX

Facility Assessment: Library

Year Built: 1978

Building Square Feet: 20,760

Land: 5.05 Acres

- Lower level is not accessible
 - Elevator and Stairs do not meet code
- Significant upgrades required if renovated
 - HVAC is insufficient
 - Single pane windows
 - Outdated plumbing and wiring
 - Roof needs to be replaced
- Functional Requirements not met
 - Lack of small meeting spaces for students and children
 - Insufficient meeting space for large groups
- Library Renovation and Expansion Project Approved at Town Meeting (Dec. 2013)

Facility Assessment: The Gates School

Year Built: 1916

Building Square Feet: 112,350

Land: 17.38 Acres

- The School Feasibility Study determined that this facility is not suitable for continued use as the Middle School
 - MSBA will only award grants to projects that meet educational programming requirements
 - Renovating the school would not address programming requirements
- Building requires significant renovation for any purpose
 - HVAC systems are ancient, inefficient, and costly to operate
 - Significant water damage to ceilings . Roof needs to be replaced.
 - Plumbing , Electrical, and Fire Safety upgrades needed
 - Numerous grade changes need to be addressed for proper handicap accessibility
 - Windows and doors need to be replaced
 - Parking and traffic plan needed
- Could be a good location for Town Hall, Council on Aging, and Recreation
 - Multi-purpose meeting spaces could be well utilized
 - Large rooms (Library and Cafeteria) could be used for town and community meeting spaces
 - Segregation of parking and adequate parking for Seniors would need to be addressed
 - Use of existing gymnasium for Recreation and Seniors
 - If shared by multiple constituencies, would optimize use of infrastructure (heating, kitchens, meeting rooms)
- The building should be renovated for use as the town center complex or sold

Facility Assessment: Police Station

Year Built: 1959

Building Square Feet: 10,031

- **Building requires extensive renovations**
 - Leaky roof needs to be replaced
 - Pipe insulation in poor condition
 - Single pane windows need to be replaced
 - Crumbling concrete entry also has accessibility issues
 - Insufficient security system
 - Insufficient HVAC that is sourced from Town Hall
- **Significant functional issues**
 - Detainee cells are in poor condition and pose a safety hazard and do not meet state regulations
 - Lack of private meeting rooms particularly for juveniles and families
 - No computer room to secure servers and dispatch equipment
 - No dedicated generator or UPS
 - Inadequate evidence handling system (USPS mailbox)
 - Dispatch area is a tangle of cables and needs greater security from the public
 - Lack of training space
 - Firing range is no longer used and is a hazard (discharged bullets containing lead)
 - Not possible to combine dispatch without adding to the building
 - No Emergency Operations Center
 - Robust design (Concrete block) makes modifications very difficult.
- A renovated building could be used as the Police Station but would need a large addition to meet program needs. Property could also be used as playing fields or as an annex to town hall.

Facility Assessment: Fire Station No. 3

Year Built: 1952

Building Square Feet: 3,401

- Building lacks functional amenities
 - No separate sleeping and shower facilities for men and women
 - Insufficient storage for apparatus and equipment
 - No space for staff to interact with public (walk-ins)
 - Lacks adequate, safe physical training area
 - Airpack recharging unit is not operational
- Significant upgrades required if renovated
 - Drainage in the truck bay is not functioning and is a safety issue
 - Deteriorated pipe insulation
 - Single pane windows and doors
 - Lack of security
 - Insufficient heating and cooling
 - Outdated plumbing and wiring
 - Traffic patterns create dangerous conflicts with school traffic
- Could be repurposed as a school bus maintenance facility or demolished for playing fields

Facility Assessment: Council on Aging

Year Built: 1920

Building Square Feet: 4,799

Land Square Feet: 21,780

- Property is not suitable for functional needs of the Council on Aging
 - Undersized for the population it serves.
 - Insufficient kitchen/dining facilities
 - Lack of private meeting space
 - Insufficient activity space
- Building would need a total renovation for any future purpose.
 - Windows
 - Partitions
 - 2nd floor is unusable
 - Accessibility issues from the parking lot
 - Sprinklers need to be added
- Council on Aging should relocate to a facility that adequately addresses long term needs of this population. Study due in December that will address programming needs.
- The existing property should be sold when vacated

Facility Assessment: Town Hall

Year Built: 1952

Building Square Feet: 20,230

Land: 3.77 Acres (includes Police and Fire Stations)

- **Building needs significant renovation**
 - HVAC systems are antiquated, undersized to meet seasonal needs and costly to operate.
 - No ventilation system to refresh air
 - Window AC units are inefficient and expensive to run
 - Pipe insulation in poor condition
 - The computer room is insufficient for its purpose and cooled by residential window air conditioners
 - Single pane windows
 - Entrances are crumbling and do not fully meet accessibility codes
 - Handicap ramp is not at front door
 - Electrical wiring and cabling is outdated
 - Lower level lacks accessibility for code compliant use
- **Not all functions for the town fit in the building**
 - IT office is located in a hall closet with no HVAC or fresh air supply
 - Facilities Dept. is located at the DPW
 - Veterans Affairs meeting space is not private
 - Health Department meeting space is not private
 - One committee room for all public meetings is insufficient to handle the meeting calendar
 - No space for temporary or new staff
- **If decision is to renovate, an expansion is needed. If not used as a town building, could be demolished for playing fields or sold**

Committee membership

- Doug Anderson, At Large
- Ann Burbine, At Large
- Jacqueline Carr, Building Commission
- Al Bangert, Advisor
- Mary Ellen Gaziano, Library
- Maura Glancy, Recreation
- Richard Hebert, School Committee
- Robyn Levirne, School Committee
- Bill Limbacher, Planning Board
- Kevin Kelly, Facilities (Secretary)
- Marla Minier, Library
- Richard Mitchell, Council on Aging (ret.)
- Craig Mutter, At Large
- Karen Pritchard, At Large (Chair)

Sources of Information

- Durkee Brown/Existing Conditions Survey & Feasibility Study/Gates School – 8/7/2012
- Durkee Brown/Gates School/ Conceptual Cost Estimates – 7/9/2013
- Dore & Whittier/Feasibility Study Final report/Scituate Public Safety – 5/22/2014
- RWS/Due Diligence Study/Scituate Town Hall Buildings – 6/3/2014
- Town of Scituate website/Estimated Tax Impacts for proposed projects – current
- Scituate Schools website/Reports from the Building Committee tab - current